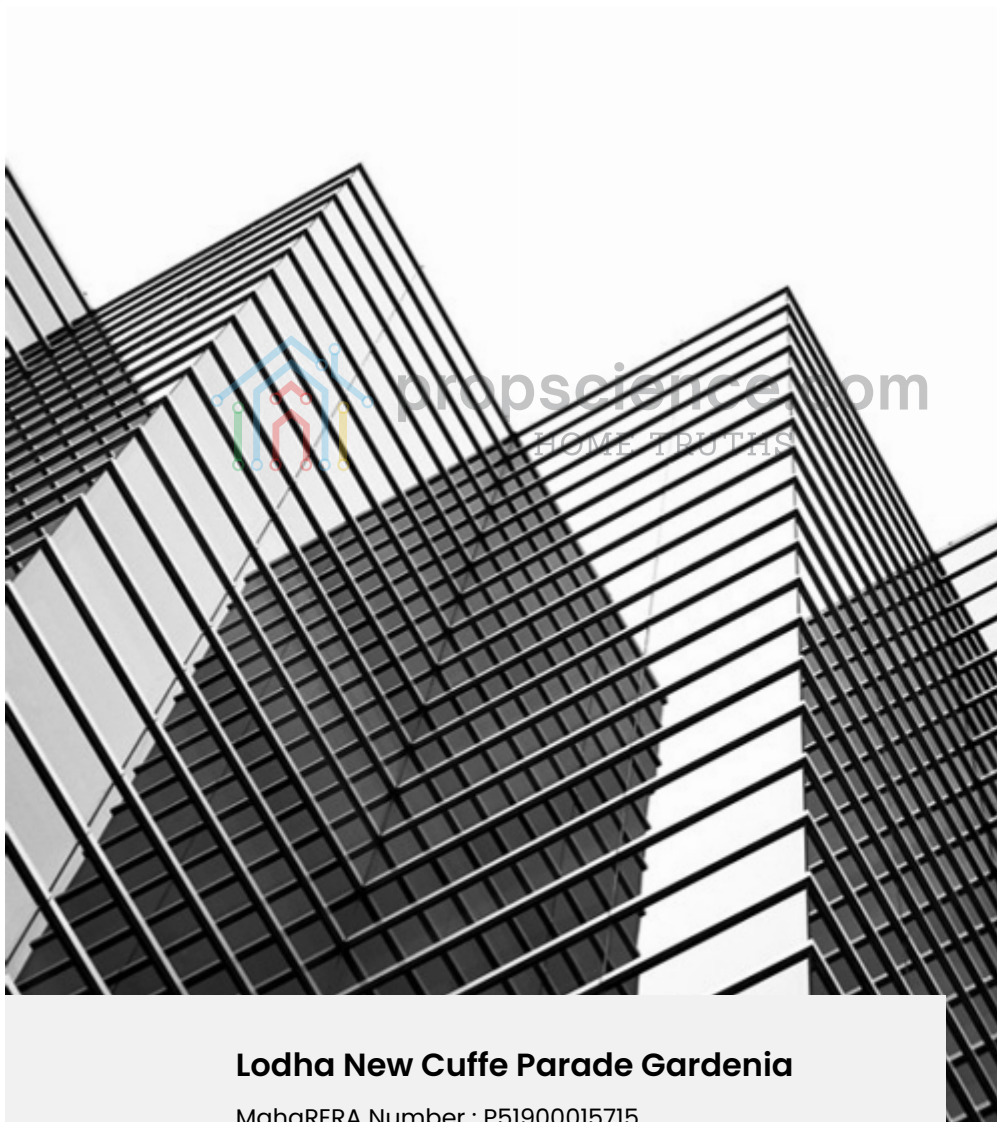


propscience.com

PROP REPORT



Lodha New Cuffe Parade Gardenia

MahaRERA Number : P51900015715



Residential
Projects in
MMR

WE HELP YOU MAKE THE INVESTMENT

Propscience is India's first direct to customer research-driven real estate portal specializing in residential real estate. We are not backed or associated with any builder, bank, or broking firm, nor do we offer any property management services. We are an unbiased entity focused solely on providing accurate and frequently updated information to prospective homebuyers and homeowners of under-construction properties in MMR.


We offer homebuyers and new home owners detailed information across 450+ data points along with several decision-making tools to help them make the best assessment of their prospective investment. At present we have over 2000 projects visible on our site, spread across MMR, catering to varied ticket sizes.

LODHA NEW CUFFE

PARADE GARDENIA

LOCATION

The project is in Wadala (East). Wadala is a locality in Mumbai. Wadala Road is a station on the Harbour Line of Mumbai's railway network. Wadala was once considered a central suburb of the city of Mumbai, but it is now well within the city limits. Wadala has several schools and some renowned institutions like VJIT, VIT located near one another. Port Trust Railway opened the Wadala Ballard Pier railway line. Petrol and kerosene installations also came up in Wadala.

Post Office	Police Station	Municipal Ward
Wadala Truck Terminal 	Wadala Truck Terminal Police Station	Ward F North

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 46 Good AQI and the noise pollution is 0 to 50 dB .


Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **15 Km**
- Bhakti Park Bus Stop **700 Mtrs**
- Bhaktipark Monorail Station **850 Mtrs**
- GTB Nagar Railway Station **2.8 Km**
- Sewri - Chembur Rd **1 Km**
- K.J. Somaiya Hospital & Research Center **2.4 Km**
- St. Joseph High School **4.5 Km**
- Imax Big Cinemas **1.2 Km**
- Champion The Multi Store **1.4 Km**

LODHA NEW CUFFE

PARADE GARDENIA

LAND & APPROVALS

 Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	1	1

LODHA NEW CUFFE

PARADE GARDENIA

BUILDER & CONSULTANTS

The Lodha Group, formerly known as Lodha Developers is a Mumbai based real estate company founded in 1980 by Mangal Prabhat Lodha. Known for their innovative designs and cutting-edge technology, the Lodha Group has teamed up with some of the biggest names in the industry to offer customers one-of-a-kind residential and commercial projects. Over the last 20 years they have developed over 7.7cr square feet of real estate space across Mumbai and other cities of India. Some of their iconic projects include Lodha Trump Tower, Lodha World Towers, and the integrated township project Lodha Palava in Dombivali Kalyan. The company launched its IPO in the year 2021 and is listed on the National Stock Exchange (NSE) and Bombay Stock Exchange (BSE).

Project Funded By	Architect	Civil Contractor
NA	NA	NA

LODHA NEW CUFFE
PARADE GARDENIA

PROJECT & AMENITIES

Time Line	Size	Typography
2022 Ready to move	23 Acre	1 BHK,2 BHK,3 BHK

Project Amenities

Sports	Cricket Pitch,Multipurpose Court,Squash Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Open Stage Theatre,Yoga Room / Zone,Steam Room,Spa,Library / Reading Room,Senior Citizen Zone,Temple,Deck Area,Sit-out Area
Business & Hospitality	Party Lawn,Clubhouse
Eco Friendly Features	Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage,Charging Ports - Electrical Cars

LODHA NEW CUFFE
PARADE GARDENIA



propscience.com
HOME TRUTHS

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
A Wing	8	37	10	1 BHK,2 BHK,3 BHK	370
B Wing	8	37	10	1 BHK,2 BHK,3 BHK	370

First Habitable Floor

1st Floor

Services & Safety

- **Security** : Society Office, Maintenance Staff, Security System / CCTV, Intercom Facility, Video Door Phone, MyGate / Security Apps
- **Fire Safety** : Sprinkler System
- **Sanitation** : The surrounding area is clean. No presence of nallas / slums / gutters / sewers
- **Vertical Transportation** : High Speed Elevators

LODHA NEW CUFFE

PARADE GARDENIA

FLAT INTERIORS



propscience.com

HOME TRUTHS

Configuration	RERA Carpet Range
2 BHK	639 - 955 sqft
3 BHK	1322 sqft
1 BHK	514 sqft
1 BHK	514 sqft
2 BHK	639 - 955 sqft

3 BHK

1322 sqft

Floor To Ceiling Height

Greater than 10 feet

Views Available

Open Grounds / Landscape / Project Amenities

Flooring

Marble Flooring, Anti Skid Tiles

Joinery, Fittings & Fixtures

Sanitary Fittings, Kitchen Platform, Light Fittings

Finishing

Luster Finish Paint, Anodized Aluminum / UPVC Window Frames, Laminated flush doors, Double glazed glass windows

HVAC Service

NA

propscience.com
HOME TRUTHS

Technology

Home Automation

White Goods

Chimney & Hob, Modular Kitchen, Air Conditioners

LODHA NEW CUFFE

PARADE GARDENIA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 22848.2	--	INR 24500000 to 34500000
3 BHK	INR 22371.41	--	INR 46500000
1 BHK	--	--	INR 19000000

Disclaimer: Prices mentioned are approximate value and subject to change.

GST	Stamp Duty	Registration
0%	6%	INR 1000000
Floor Rise	Parking Charges	Other Charges
NA	INR 1250000	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank

Transaction History

Details of some of the latest transactions can be viewed in Annexure A.

LODHA NEW CUFFE

PARADE GARDENIA

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
April 2022	509	NA	INR 14750000	INR 28978.39
April 2022	511	NA	INR 14000000	INR 27397.26
April 2022	956	NA	INR 29101219	INR 30440.61
March 2022	1108	NA	INR 27522000	INR 24839.35
March 2022	935	33	INR 26000000	INR 27807.49
March 2022	456	NA	INR 14801250	INR 32458.88
February 2022	1303	31	INR 29600000	INR 22716.81
February 2022	956	NA	INR 29571699	INR 30932.74

February 2022	1655	36	INR 49222498	INR 29741.69
January 2022	2941	5	INR 71669780	INR 24369.19
January 2022	970	34	INR 30864601	INR 31819.18
January 2022	551	11	INR 13000000	INR 23593.47
December 2021	514	8	INR 16100338	INR 31323.61
December 2021	1322	8	INR 39494199	INR 29874.58
December 2021	1596	8	INR 35000000	INR 21929.82
November 2021	514	6	INR 15514890	INR 30184.61
November 2021	907	16	INR 26091639	INR 28766.97
November 2021	1615	2	INR 38170800	INR 23635.17



propscience.com

HOME TRUSTS

October 2021	1730	41	INR 83593577	INR 48319.99
October 2021	1110	23	INR 26000000	INR 23423.42

LODHA NEW CUFFE
PARADE GARDENIA

PROJECT PROPSCORE

Propscience uses a unique and highly proprietary algorithm to arrive at PropScores for every project it covers. This score is calculated out of 100 points. Through our detailed research we gather over 500 data points of information about each project. These data points are broken down into categories (mentioned below). An individual score is arrived at for each category and then a combined project PropScore is given. The purpose of the PropScore is to help you evaluate the distinct value you can hope to derive from each aspect of the project.

Category	Score
Place	48
Connectivity	83
Infrastructure	78
Local Environment	100

Land & Approvals	56
Project	69
People	56
Amenities	78
Building	55
Layout	68
Interiors	70
 Pricing	30
Total	66/100

propscience.com
HOME TRUTHS

LODHA NEW CUFFE
PARADE GARDENIA

Disclaimer

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are

sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.



propscience.com

HOME TRUTHS

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information or data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this

Report- including any suggestions set out in the Report do not create any professional
- client relationship between you and Propscience. Propscience cannot accept you as
a client until certain formalities and requirements are met.

